141.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,000 /	717,000
					USE VALUE:	717,000 /	717,000
					ASSESSED:	717,000 /	717,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GROVE TIMOTHY L--ETAL
Owner 2:	REILLY ANN MARIE
Owner 3:	
Street 1:	87 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1714 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	297,800		419,200	717,000
Total Card	0.137	297,800		419,200	717,000
Total Parcel	0.137	297,800		419,200	717,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.32 | /Parcel: 418.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90369

GIS Ref

GIS Ref

Insp Date 04/24/18

PREVIOUS ASSESSMENT

Parcel ID 141.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,800	0	5,962.	419,200	717,000		Year end	12/23/2021
2021	101	FV	289,100	0	5,962.	419,200	708,300		Year End Roll	12/10/2020
2020	101	FV	289,200	0	5,962.	419,200	708,400	708,400	Year End Roll	12/18/2019
2019	101	FV	227,300	0	5,962.	419,200	646,500	646,500	Year End Roll	1/3/2019
2018	101	FV	227,200	0	5,962.	371,300	598,500	598,500	Year End Roll	12/20/2017
2017	101	FV	227,200	0	5,962.	311,400	538,600	538,600	Year End Roll	1/3/2017
2016	101	FV	227,200	0	5,962.	311,400	538,600	538,600	Year End	1/4/2016
2015	101	FV	214,700	0	5,962.	269,500	484,200	484,200	Year End Roll	12/11/2014

!10863!

PRINT

Date	Time
12/30/21	11:29:20

LAST REV

Date	Time
05/14/18	11:55:49
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10863

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	924-48		7/20/1979		64,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2017	1209	Porch	2,457					
5/1/2014	417	Solar Pa	5,000					
4/2/2012	325	Manual	3,992					replace front door

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	Meas/Inspect	CC	Chris C
6/17/2014	External Ins	PC	PHIL C
10/24/2008	Meas/Inspect	163	PATRIOT
11/16/1999	Meas/Inspect	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90369
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	419,201	Spl Credit		Total:	419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24021924
Const Adj.:	0.98000199
Adj $ / SQ:	164.081
Other Features:	82018
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404653
Depreciation:	106828
Depreciated Total:	297825

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

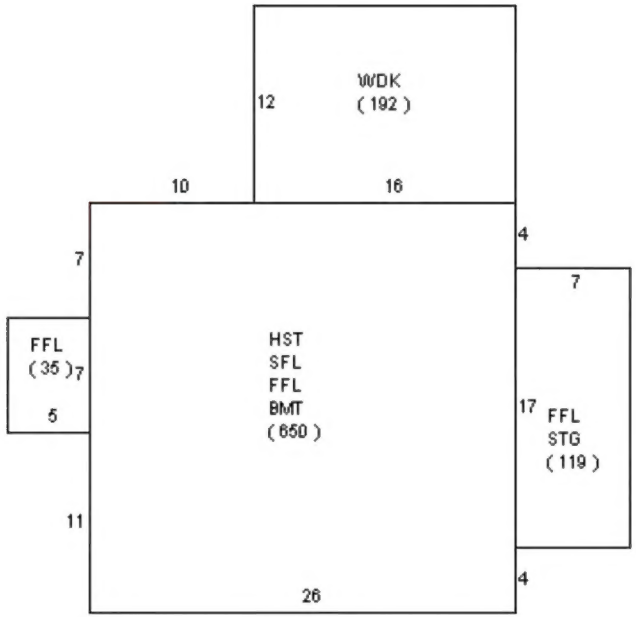
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.08
Special Features:	0	Val/Su Net:	108.69
Final Total:	297800	Val/Su SzAd	167.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	164.080	131,921
BMT	Basement	650	49.220	31,996
SFL	Second Floor	650	164.080	106,653
HST	Half Story	325	150.950	49,060
WDK	Deck	192	10.980	2,109
STG	Storage	119	7.530	896

Net Sketched Area:	2,740			Total:	322,635
Size Ad	1779	Gross Area	3065	FinArea	1714

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	